Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2-12 Cunninghame Street, Sale Vic 3850

Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$1,290,000

Median sale price

Median price	\$542,500	Pro	operty Type Hou	ise		Suburb	Sale
Period - From	01/01/2025	to	31/03/2025	Sou	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale	
1	22 Rhodes Dr SALE 3850	\$1,480,000	14/10/2024	
2	9 Millicent Ct SALE 3850	\$1,235,000	05/09/2024	
3	47 Reid Dr WURRUK 3850	\$1,070,000	30/10/2023	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

29/04/2025 13:21



2-12 Cunninghame Street, Sale Vic 3850

Chalmer





Property Type: Hobby Farm < 20 ha (Rur) Land Size: 6600 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$1,290,000 Median House Price March quarter 2025: \$542,500

Comparable Properties

22 Rhodes Dr SALE 3850 (REI/VG) 5 3 6 Price: \$1,480,000 Method: Private Sale Date: 14/10/2024 Property Type: House Land Size: 5230 sqm approx	Agent Comments
9 Millicent Ct SALE 3850 (REI/VG) 4 2 2 2 Price: \$1,235,000 Method: Private Sale Date: 05/09/2024 Property Type: House Land Size: 3953 sqm approx	Agent Comments
47 Reid Dr WURRUK 3850 (REI/VG) 5 3 5 Price: \$1,070,000 Method: Private Sale Date: 30/10/2023 Property Type: House Land Size: 4050 sqm approx	Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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